

BID FORMATION (or RENEWAL) TIMELINE

For Property BID expiring on December 31, 2015 or new PBID beginning operation by January 1, 2016

Start to finish; Begin BID operation on January 1, 2016

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2014

Month	Activity
February - March	Finalize dollars needed to complete renewal Hire consultant, if needed
March - June	Form Steering Committee to guide BID formation/renewal activities Commence informational sessions with property owners in potential BID boundary area
May - July	Decide boundaries of new BID Decide programs (security, maintenance, image, streetscape, administration) Decide budget Work on potential assessment formulas (front footage, building square footage, parcel size, etc.)
AUGUST 1, 2014	Submit 1st Draft of DATABASE to City Clerk for review and verification
	DATABASE Must contain, at minimum, 1) All APNs, 2) Property Owner Names, 3) Assessable measurements of property, and 4) Assessment calculations. CITY CLERK will review, verify, and approve all information in Database
AUGUST 15, 2014	Submit 1st Draft of MANAGEMENT DISTRICT PLAN to City Clerk for review
<i>late July/early Aug</i>	MANAGEMENT DISTRICT PLAN Must contain, at minimum, the 1) Boundary description, 2) Boundary rationale, 3) Service Description, 4) Budget, 5) Benefit Zones, & 6) Assessment Methodology MANAGEMENT DISTRICT PLAN Must also contain other legal & procedural requirements CITY CLERK will review Management District Plan to ensure compliance with State Law NOTE: Revisions may be needed to ensure legal compliance with legal statutes
OCTOBER 1, 2014	Submit revised Management Plan and ENGINEER'S REPORT to the Office of City Clerk
	Finalize District Management Plan (boundaries, assessment formula, budget) Present finalized assessment roll to City Clerk who will audit/verify all parcel data <i>(all assessment data for all parcels including: formula, calculations, footages and assessment amounts must be verified and agreed to by the Technical Research Unit of the City Clerk's Special Assessment Section before petitions can be distributed.)</i>
DECEMBER 2014	Management District Plan & Engineer's Report APPROVED by City Clerk
	MANAGEMENT PLAN & ENGINEER's REPORT MUST be approved prior to Petition Drive start date
2015	
Month	Activity
JANUARY 2015	START PETITION DRIVE
January - February	Mail out District Management Plan & START PETITION DRIVE Follow up campaign to secure signed petitions equal to 50% plus \$1.00 of proposed assessment REACH 50% PETITION THRESHOLD
March 1st	FINISH PETITION DRIVE: Submit final petitions to City Clerk
(No later than March 15th)	Request City Council to adopt an "Ordinance of Intention" to form a BID Management Plan, Engineer's Report, map and complete list of all stakeholders due to City Clerk. City Clerk verifies petition signatures and affirmative percentage.
March 17th	City Clerk submits complete BID formation project summary report to City Council's Jobs and Business Development Committee (JBDC). NOTE: JBDC meets twice a month with a very limited time to hear agenda items
March 24th - April 14th	EDC will schedule and hold public hearings and recommend that Council adopt the Ordinance of Intention to begin the Proposition 218 election/formation process. EDC meets 2nd & 4th Tuesday (March 24 and April 14 only).